

Community Preservation Act Committee (CPAC)
Meeting Minutes
Thursday, May 8, 2014

The meeting was called to order at 7:18 pm by Peter Jessop, Chair, in the Community Room at the Police Station Community Room.

COMMITTEE MEMBERS IN ATTENDANCE: Paris Boice, Jim Brissette, Peter Jessop, Chair; Ellen Kosmer, Laura Lovett, Jim Oldham, Mary Streeter, Vice Chair;

COMMITTEE MEMBERS ABSENT: Sandra Anderson, Marilyn Blaustein

STAFF / OTHERS IN ATTENDANCE: David Ziomek; Assistant Town Manager

AGENDA

- Go into **Executive session under G.L.c30A, §21 (a)(6) to consider purchase of real property; votes may be taken.** Rolling Green Project Update
- Planning for public hearing
- Discussion of Town Meeting vote on raising CPA surcharge
- Discussion and possible vote on Article 39
- Update Town Meeting articles
- Approve any minutes
- Topics the Chair did not reasonably anticipate 48 hours before the meeting

DISCUSSION

Executive Session - Dave informed the committee that there was no need to have an executive session at this time since negotiations are still ongoing. The potential cost of \$1,250,000 in CPA funds has been announced by the Town Manager.

Update Town Meeting articles – Peter announced that all the CPA recommendations passed at Town Meeting. Article 20C to purchase affordable housing restrictions for 42 or more units at Rolling Green has been scheduled for consideration at a proposed June 2, 2014 Special Town Meeting to be followed by any remaining articles from Annual Town Meeting. Jim Oldham will make a motion for the new Rolling Green article. Dave said Rita Farrell would be there to speak and to answer questions. He said the goal is to have as much information publicly available as possible by June 2. If the new article passes, Jim will move to dismiss article 20C. Peter suggested that if the new article requesting \$1,250,000 does not pass, we still recommend the original \$750,000 be approved pending a deal. Jim will meet with Dave to work out details prior to speaking at the Special Town Meeting. Dave said we need to be able to talk about levels of affordability. Jim Brissette asked whether we are committed to a 20-year bond. Peter said it is generally left to Town staff to decide this. Dave said staff have always used the terms discussed by the committee. We should have a chart showing the different amounts for 10-year versus 20-year bonds. The Rolling Green property is currently assessed at over \$9 million dollars. An independent appraisal is not required since the Town will not be purchasing the property. The property will be purchased at market rate by a private developer. The Town will secure at least 41 affordable housing deed restrictions in perpetuity. Dave added that converting an existing building to affordable housing is much less expensive than building new units. The amount of CPA funds recommended is just a portion of the total cost, which will be combined with funds from other sources. We will be paying a reasonable amount per restricted unit.

Planning for public hearing – We have tentatively scheduled this event for Tuesday, September 30, 2014. The purpose of this public meeting is to hear priorities from the public before CPAC develops a long-range plan for distributing future funds. Other communities vary in the length of time a plan covers from one to five years. Most are two-year plans. Dave said the Community Development Block Grant Committee (CDBG) holds an annual listening session for the public to inform the CDBG of priorities in order to create a community development strategy. We may want to ask them how they publicize their event. He said Sonia Aldrich has lists of all the projects that have used CPA funds over the years and these could help people understand how CPA funds can be used. Mary asked that we be provided copies of the lists of past CPA

projects. Jim suggested we develop a one-page document with information about the structure of the meeting and a presentation piece. We should do outreach to the public and to other committees and put this document in various places such as the libraries, farmers markets, school listservs, newspapers, etc. Peter would like a subcommittee to develop the one-page document stating what the CPA does and ask for public feedback on areas where CPA funds should be spent. Laura said it would be good if we had a website place stating what CPA does and having a form that people could use for feedback. Mary wondered if it was difficult to set up something like the CAF form for this purpose. Ellen said this could be an ongoing public input tool. Dave suggested that it might be more helpful after the plan is developed. Peter preferred something more open-ended. It was agreed that we should schedule some working meetings during the summer. During the academic year we may meet on Tuesdays rather than Thursdays so all CPAC members can attend. We decided that the hearing should be legally advertised in the newspaper. Dave suggested that we ask people about the committee's process as well, perhaps having two funding rounds per year. We discussed this possibility, especially if additional funds are obtained if the ballot question increasing the CPA Surcharge is passed.

Discussion of Town Meeting vote on raising CPA surcharge – Peter commented that not everyone is in favor of the ballot question because of high taxes. He explained that people need to be aware that the money from individual property owners often brings in additional funds through grants, private fund-raising, etc. He suggested that there be a separate campaign committee. Paris said we need to let people know more about what is accomplished by the CPA funds. Members of the CPAC can work on the campaign since they do not personally benefit from the funds and know well how CPA funds can be leveraged to accomplish worthwhile projects. Peter said there are some great potential projects that won't get funded without additional money. He suggested some of us have email conversations about the campaign, suggest potential other workers, and later schedule some meetings to work on it.

Discussion and possible vote on Article 39 – Mary read the motion for Article 39 by Gerry Weiss and asked whether this committee would like to vote a recommendation. Jim said Gerry consulted with the Select Board and has softened the wording of the motion so that it no longer includes any language about eminent domain, and instead is asking for a sense of Town Meeting in support of Town officials as they continue efforts for affordable housing. The Select Board unanimously supports the revised motion. Ellen cautioned that this motion actually isn't before this committee. Peter suggested that we make no recommendation on this article. The committee agreed by consensus.

Approve any minutes – Dave said we could send any executive session minutes to him and he will provide paper copies at the next meeting. Mary made a motion to approve the minutes of March 20, 2014. It was seconded. Voted 7-0-2 absent in favor of the motion.

ADJOURNMENT

A motion was made by Jim and seconded by Paris to adjourn at 9:25pm. Voted unanimously.

NEXT MEETINGS

June 19, 2014 at 7:00 pm in location to be determined. (working session)

August 28, 2014 at 7:00 pm in location to be determined. (working session)

September 30, 2014 at 7:00 pm in location to be determined (Public Forum on a CPA Plan)

DOCUMENTS DISTRIBUTED

CPAC Meeting Minutes, March 20, 2014

Article 39 Motion by Gerry Weiss

Respectfully submitted by Mary Streeter, acting clerk

Approved June 19, 2014